



## Hayling Rise, Worthing



Offers In Excess Of  
**£575,000**  
Freehold

- Detached Family Home
- Utility Room
- Off-Road Parking
- Contemporary Style Kitchen
- Large Westerly Aspect Garden
- Three Double Bedrooms
- Underfloor Heating
- High Salvington Location
- EPC Rating - B
- Council Tax Band - F

We are delighted to offer for sale this spacious three-bedroom detached family house with its accommodation spread over two floors. Located in the sought after High Salvington area being close to the South Downs, local shopping amenities and being within the Vale First and Middle School catchment area. The accommodation benefits from an entrance hallway, primary bedroom with an en-suite, two further bedrooms, family bathroom, open plan living room, kitchen and a separate utility room. Other benefits include a spacious rear garden and off-road parking for multiple vehicles.

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## Accommodation

Front door with double glazed stained glass windows to

### Hallway

Wood effect laid flooring. Loft hatch. Riring cupboard with underfloor heating manifold and slatted shelving. Cloaks cupboard with space for shoes and coats. Double glazed window. Attractive dual aspect corner double glazed window.

### Bedroom One 13'4" x 12'8" (4.07 x 3.87)

Double glazed window with view of rear garden. Wall mounted thermostat. Door to:

### En-Suite

Large walk in shower cubicle with glass sliding door. Attractive herringbone tiled walls. Fitted Mira shower with rainfall head and separate attachment, Low flush WC. Basin with mixer tap inset into vanity unit. Frosted double glazed window. Heated towel rail.

### Bedroom Two 16'10" x 12'4" (5.15 x 3.78)

Double glazed window to front. Wall mounted heating thermostat. TV point.

### Bedroom Three 12'5" x 9'8" (3.80 x 2.96)

Double glazed window with view of rear garden.

### Bathroom

Panel enclosed bath with a fitted Mira shower over with rainfall head and separate attachment. Glass screen. Herringbone tiled splashback. Basin set in a vanity unit with a contemporary style mixer tap. Low flush WC. Heated towel rail. Down lights. Frosted double glazed window.

### Stairs

Attractive turn staircase to:

### Open Plan Family Room/ Kitchen 25'4" x 24'1" (7.74 x 7.35)

Range of matte grey fronted base and wall units including a stack of drawers. Work tops incorporating a one and a half bow sink with mixer tap. Bosch induction hob with extractor fan over. Integrated dishwasher. Waist level Bosch double oven. Space for American style fridge/ freezer. Wine rack. Down lights. Two double glazed windows. Through way to:

### Lounge Area

Attractive herringbone laid flooring. Period radiator. Down lights. Double glazed two panel bi-fold door.

### Dining Room Area

Underfloor heating thermostat. Down lights. Under stairs storage area. TV point. Two sets of three panel double glazed bi-folding doors opening out onto decking area.

### Utility Room

Space and plumbing for washing machine and tumble dryer. Work top area. Boiler. Further storage space. Sprinkler system.

### Office 8'10" x 8'5" (2.71 x 2.57)

Extractor unit. Wall mounted fuse board and consumer unit.

### Front Garden

Multiple parking spaces to front and side. Double opening timber doors to:

### Rear Garden

Large Westerly aspect rear garden with timber built shed and further timber built summer house. Large lawn area. Gate with steps to lower decking area ideal for alfresco dining. Power and lighting. Out side tap.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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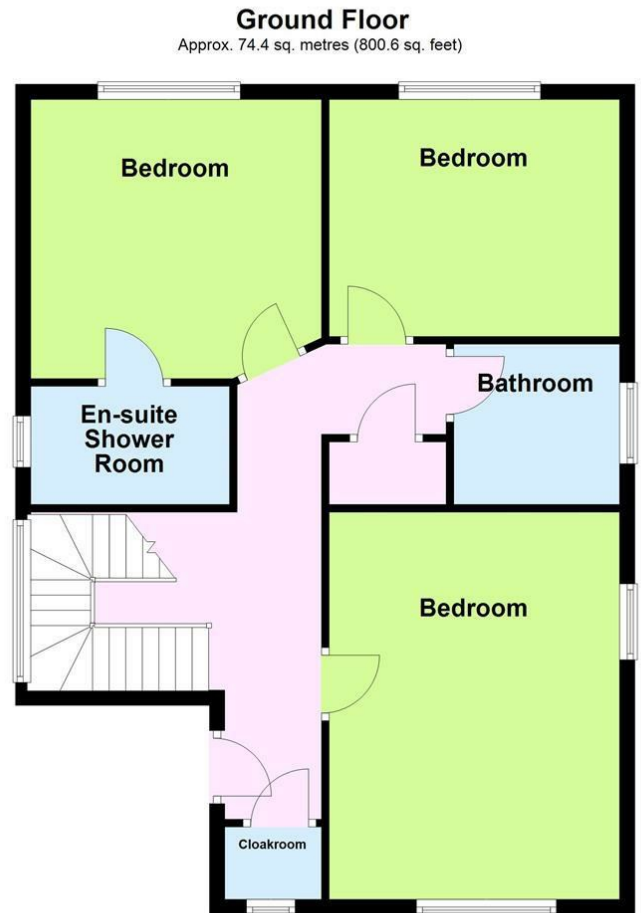
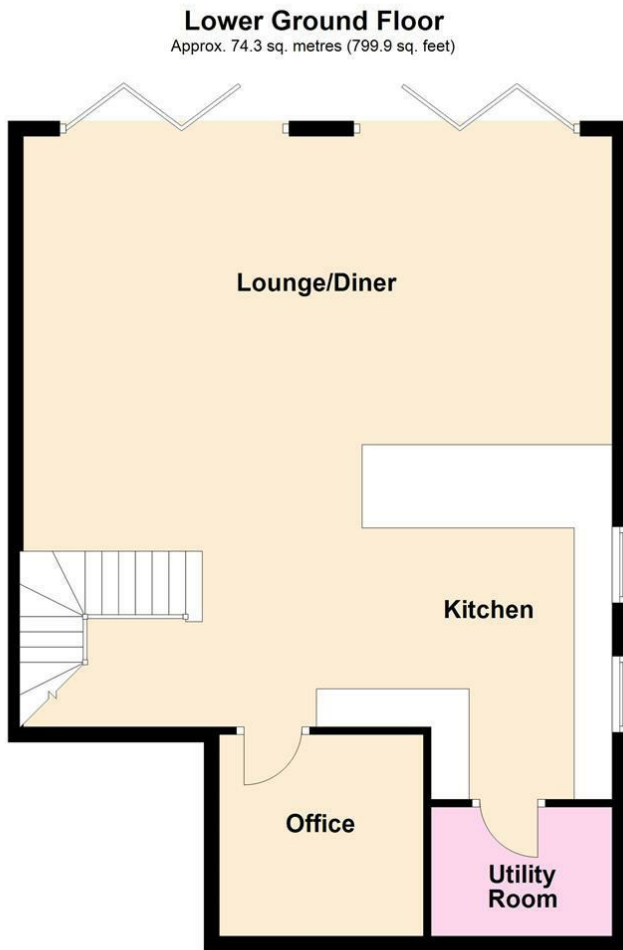
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# Floorplan



Total area: approx. 148.7 sq. metres (1600.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.